



Wylie Zoning Board of Adjustment

Minutes

Zoning Board of Adjustment

Monday, February 19, 2018 – 6:30 pm

Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Zoning Board of Adjustment was called to order at 6:30 PM and a quorum was present. Board Members present: Chair Linda Jourdan, Vice Chair Jason Potts, Board Member Andre Gonzalez, Board Member Robert Holcomb and Board Member Kevin Finnell. Board Member Kevin Lanier was present, but did not participate.

Staff members present were: Renae' Ollie, Director of Development Services, Jasen Haskins, Sr Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the October 30, 2017 Meeting.

A motion was made by Board Member Holcomb and seconded by Vice Chair Potts, to approve the Minutes of the October 30, 2017 Meeting as submitted. Motion carried 5 – 0.

PUBLIC HEARINGS

Item 1 – ZBA 2018-01

Hold a public hearing to consider and act upon a request by Noel Torres for a Variance to Section 4.2.A.3 of the Zoning Ordinance regarding building setbacks, property located at 2001 Alanis Drive, being Tract 18 in the EC Davidson Subdivision. **ZBA 2018-01**

Staff Comments

Mr. Haskins stated that the applicant is requesting a variance to the side setbacks to five feet from the required ten feet in order to place a 3,500 square foot commercial structure on the property.

The property is on a corner lot and is required to have a 25 foot setback on both street frontages. The unique circumstances for this property is that while currently zoned Light Industrial, the property was zoned as single family according to the 1991 Zoning Map. The property is only 1/3 of an acres, which is small for a commercial property.

Public comment forms were mailed to sixteen property owners within 200 feet, and one response was received in favor of the request.

Board Discussion

Board Members questioned the tree line to the west. Mr. Bryan Rogers, Better Design Resources, P.O. Box 1454, Wylie, Texas, representative for the applicant, stated that the tree line will be improved, and no trees will be removed. The building will be used as an office/warehouse light industrial use.

Board Members questioned if the development will encroach into the property to the north. Mr. Rogers stated that the development will not encroach into the property to the north.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Noel Torres, 2806 Cedar Brook, Garland, Texas, applicant for the subject property, approached the Board Members, stating that the use is for Tile Company. A small forklift inside the warehouse will be used to move merchandise from a half ton truck.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Vice Chair Potts, and seconded by Board Member Gonzalez to Grant the variance to Section 4.2.A.3 of the Zoning Ordinance, to allow five foot side yard setback, property located at 2001 Alanis Drive, being Tract 18 of the EC Davidson Survey. Motion carried 5 – 0.

Item 2 – ZBA 2018-02

Hold a public hearing to consider and act upon a request from **Steve Gullickson** for a variance to Section 4.2.8 of PD 2005-24, to change the

side setback from 10' to 7' to allow for the placement of an attached unenclosed carport on a property located at 1213 Braddock Way, Lot 4 Block A of the Braddock Place Phase I addition. **ZBA 2018-02**

Staff Presentation

Mr. Molina stated that the property is located at 1213 Braddock Way and is currently zoned under Planned Development 2005-24.

The applicant is requesting a variance to the development standards side setbacks to be reduced from 10 feet to seven feet. This would allow the applicant to construct an attached unenclosed carport. The side yard setbacks are based on the frontage of the lots. The property is 100 feet wide, therefore the side yard setback is 10 feet.

The applicant has received approval from the homeowners association for this addition.

Thirteen notices were mailed out to property owners within 200 feet, and one response was received in favor of the request.

Board Discussion

The Board Members questioned the purpose of the carport. Mr. Steve Gullickson, 1213 Braddock Way, applicant for the subject property, responded that his pickup truck does not fit inside the garages. The house includes three-car garage, and none of them allow room to park his truck.

The roof materials will match the existing roof materials on the residential structure. There is an existing power box, which determines the location of the carport.

Public Comments

Chair Jourdan opened the Public Hearing. With no one approaching the Board Members, Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Holcomb, and seconded by Board Member Finnell, to approve the variance to Section 4.2.8 of PD 2005-24, to allow a seven foot side yard setback for the placement of an attached unenclosed carport on a property located at 1213 Braddock Way, Lot Block A of the Braddock Place Phase I Addition. Motion carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Gonzalez, and seconded by Board Member Finnell to adjourn the meeting at 6:52PM. All Board Members were in consensus.


Linda Jourdan, Chair

ATTEST:


Mary Bradley, Administrative Assistant